

**DECISION RECORD FOR
POPE-TURNER LAND SALE
EA-OR-014-04-01**

RECOMMENDATION

It is recommended that 560 acres of public land identified as T. 40 S., R. 11 E. W. M. Section 27 SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$; Section 33 E $\frac{1}{2}$ NE $\frac{1}{4}$; and Section 34 N $\frac{1}{2}$, NESW, be sold. 520 acres will be sold competitive bidding procedures, with bidding to begin at the fair market value of the public lands as determined by appraisal. The property should be sold by oral bidding. (43 CFR 2711.3-1) The 40 acre parcel will be sold as a Modified Competitive land sale. The portion of land identified for Modified Competitive land sale is located in the NESW of section 34, T. 40 S., R. 11E., Willamette Meridian, Klamath County Oregon. It will be sold by sealed bidding. Mr. Randall Turner will have preference rights to meet the highest bid. (43CFR.2711.3-3 (5).

PUBLIC COMMENT

One public comment was received following the 30-day public comment period for the Pope and Turner Land Sale EA. The main categories of the comments include:

1. Wildlife- Commenter did not say impacts are different or worse than described in EA document. Did not say there would be any impact.
2. Methodologies of appraisal. Commenter wanted to know how we determined the value of the land. A letter was written to them telling them about the appraisal process and that we utilize competent licensed appraisers that are approved by the State of Oregon and BLM.
3. Grazing-Commenter gave a summary of the many impacts of grazing. Discussion was speculative. They gave references for soils impacts. Good information, but consideration of those impacts still did not result in significant impacts. Riparian There are three ephemeral streams that occur on the property. The moisture is minimal in these areas, and there are no riparian or wetland areas located within the parcel. There are no municipal watersheds involved within the sale. Grazing is minimal and will probably continue to be minimal due to the lack of vegetation, water and low productivity of the land. As with any sale, once it is out of government control, grazing could possibly increase, but due to the rocky nonproductive ground, grazing will probably not increase due to the sale of this property.

CONCLUSION

I have reviewed the public comments stated above and have discussed them with interdisciplinary specialists on my staff. The comments received do not provide any substantially new information or identify substantial new data gaps. The comments do not indicate that additional analysis is needed which would alter the effects described in the EA. I am confident that the EA represents a thorough analysis of the site-specific impacts to affected habitats and species, in conjunction with the analysis done in the Klamath Falls Resource Area RMP and Northwest Forest Plan to which the EA is tiered.

RATIONALE

There are no significant impacts identified in the environmental assessment that would result from the sale of the public lands. The proposed sale is in conformance with the Klamath Falls Resource Management Plan approved June 2, 1995. Sale of these public lands is needed to meet BLM's commitment to sell public lands to offset impacts to Klamath County incurred from BLM's acquisition of the Wood River Ranch. Mr. Lynn Pope is the grazing lessee, an adjoining land owner, and the sale proponent. Mr. Randall Turner is an adjoining land owner, permittee and sale proponent.

DECISION: The recommendation and its rationale are adopted as my decision.

FOR Jon Raby, Manager
Klamath Falls Resource Area

7/29/04
Date